



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 02/15/00

AGENDA ITEM

WORK SESSION ITEM WS #2

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Mt. Eden Sports Park Conceptual Design

RECOMMENDATION:

It is recommended that the City Council and Hayward Area Recreation and Park District Board review the proposed park improvements and provide comments to staff.

DISCUSSION:

The Development Agreement prepared in conjunction with the South of Route 92 Project includes a provision requiring the developer to fund the design and construction of a 25-acre Sports Park that will provide the community with a variety of recreational opportunities. Although the Sports Park will be owned by the City, its operation and maintenance will be undertaken by the Hayward Area Recreation and Park District (HARD). In addition to preparing the site, the developer is obligated to provide \$3 million to fund construction of the park. On September 21, 1999, the City Council authorized execution of an agreement with Singer & Hodges, Inc. for professional services to prepare plans, specifications and an estimate for the park improvements.

City and HARD staff have been working with Singer & Hodges to develop a conceptual plan for the Sports Park that includes playing fields for soccer and softball tournaments. The core of the plan includes four softball fields arranged in a clover-leaf pattern with a concession/restroom building at the center. This configuration optimizes the orientation of the 320-foot play fields, the largest practical size of field that the site can accommodate. To provide the opportunity to charge admission for certain events, the outfield perimeter would be fenced and access to the fields would be controlled at the pedestrian entries near the parking areas. A ticket/information booth is planned at the north entrance plaza. Three soccer fields are included in the plan: two full-sized adult-soccer fields measuring 225 by 360 feet, and one standard full-sized youth-soccer field measuring 165 by 330 feet.

A group picnic area with concession/restroom building and children's play area are planned between the softball and soccer fields. A landscaped berm would protect this facility from the surrounding soccer fields. A connection to the Bay Trail will be made at the end of Street "B" where a multi-use pathway will circulate through the park and connect with the walkway on

Hesperian Boulevard. The park site is enhanced with landscaped berms along Street "C", a decorative wall and landscaping along Hesperian and tree groupings around the playing fields and picnic area.

The layout and space requirements for the concession/restroom buildings and the ticket booth have been determined, but the buildings have not yet been designed. Stucco exterior finishes are planned due to ease of maintenance and a variety of roofing materials is being considered. A standing seam metal roof may be optimal for this facility due to its durability. The design theme will be continued on each building.

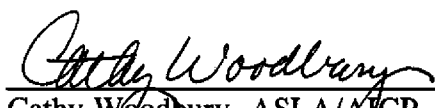
Two parking lots are proposed providing a total of over 300 spaces. Parking needs have been determined based upon the level of activity expected at this park given the tournament play. Access to both areas will be from Street "C". Each parking lot is designed with ample drop-off areas for passenger vehicles and buses.

The consultant looked at ways to include additional recreational opportunities such as basketball and tennis. However, given the size of the property and the desire to provide a sports complex for softball and soccer tournaments together with the parking necessary to serve the facility, additional sports courts could not be included in the proposed plan.

Fourteen local sports association representatives were invited to participate in a round-table discussion on January 19, 2000 regarding potential recreation facilities to be constructed at the 25-acre park. The concepts were well received by those representing soccer and softball organizations. However, tennis enthusiasts expressed disappointment that tennis courts are not planned at this facility. In response, HARD representatives recommended that tennis courts could be provided at the 5-acre neighborhood park in the residential portion of the South of 92 development. HARD also suggested that another approach to provide tennis facilities throughout the City would be to work with Hayward Unified School District to improve tennis courts at the neighborhood schools and make them available for the general public.

The conceptual plans will be refined to address the comments provided by the City Council and HARD Board and the project (site plan review application) will be scheduled for consideration by the Planning Commission at a public hearing. Singer & Hodges will begin preparation of construction drawings once the site plan is approved. The project schedule anticipates completion of construction in 2001.

Prepared by:


Cathy Woodbury, ASLA/AICP
Principal Planner/Landscape Architect

Recommended by:

A handwritten signature in cursive script, reading "Sylvia Ehrental", written over a horizontal line.

Sylvia Ehrental

Director of Community and Economic Development

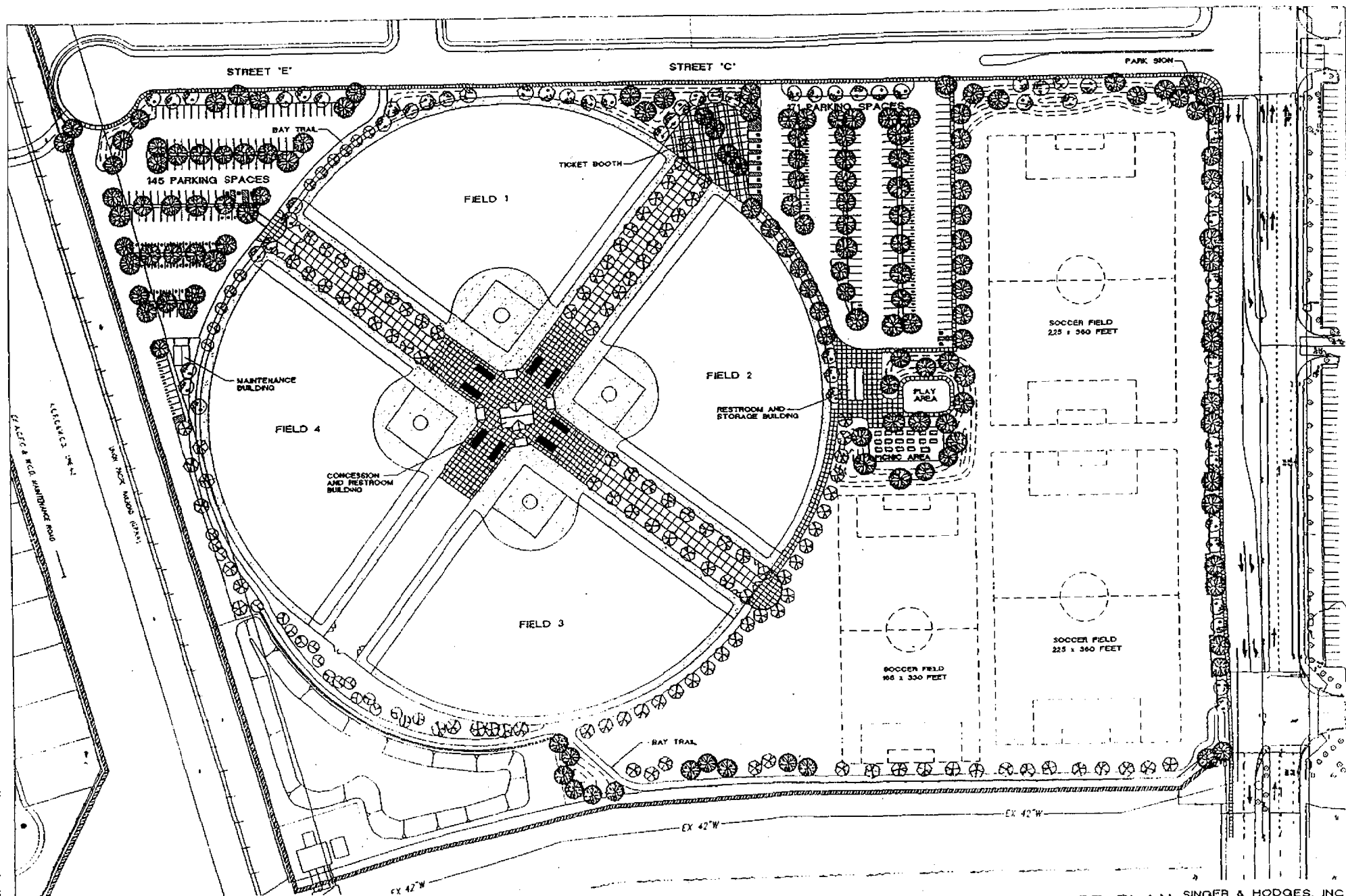
Approved by:

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Jesús Armas, City Manager

Attachments: Mt. Eden Sports Park Conceptual Plans

2.7.00



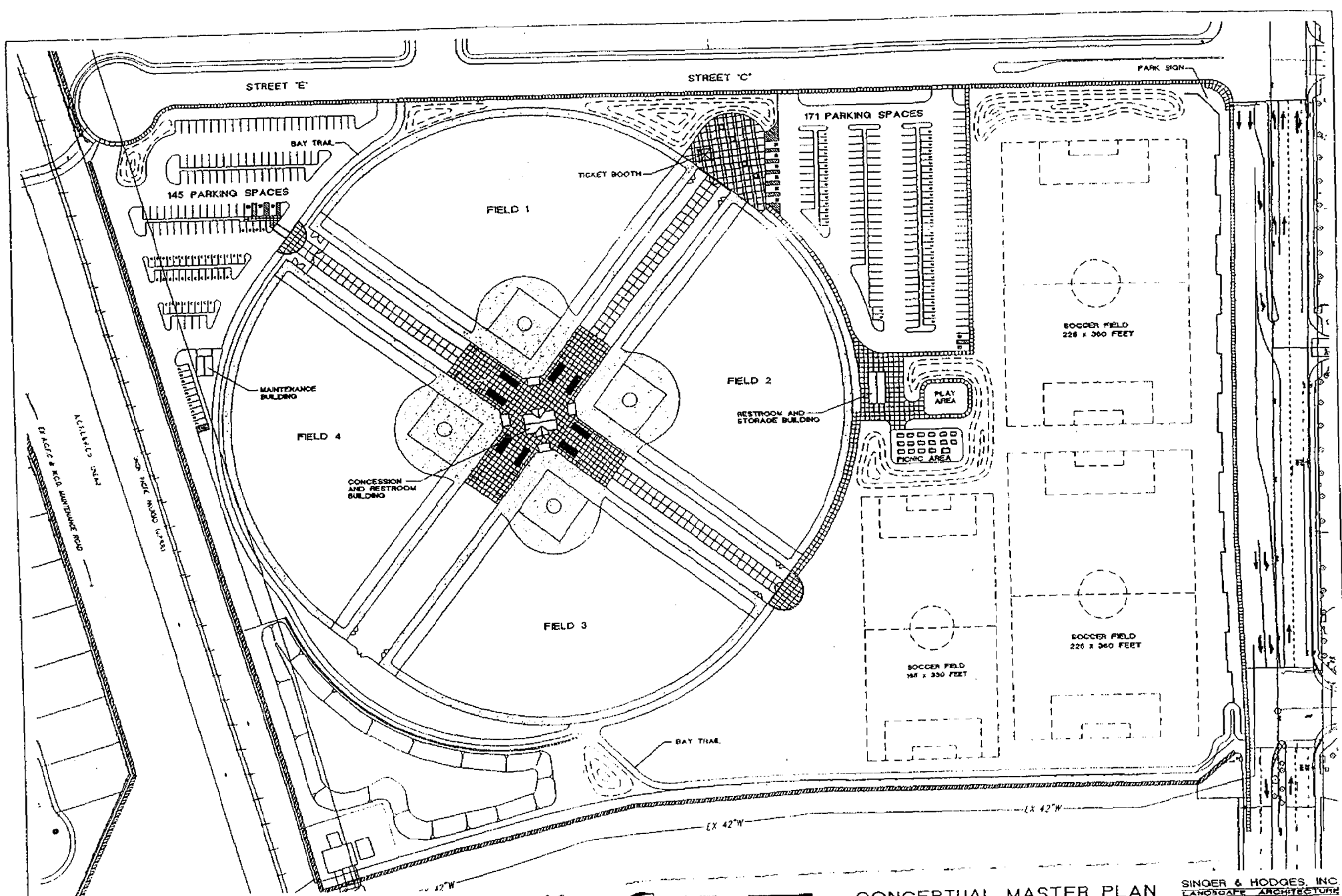
MT. EDEN SPORTS PARK

CITY OF HAYWARD / HAYWARD AREA RECREATION DISTRICT



CONCEPTUAL LANDSCAPE PLAN
316 PARKING SPACES
FEBRUARY 15, 2000

SINGER & HODGES, INC.
LANDSCAPE ARCHITECTS
6 CROW CANYON COURT, SUITE 200
SAN RAMON, CALIFORNIA 94583
TEL: (925) 385-2222
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MT. EDEN SPORTS PARK

CITY OF HAYWARD / HAYWARD AREA RECREATION DISTRICT



CONCEPTUAL MASTER PLAN
316 PARKING SPACES
FEBRUARY 15, 2000

SINGER & HODGES, INC.
LANDSCAPE ARCHITECTURE
6 CHOW CANYON COURT, SUITE 200
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